



- Convenient Central Village Position
- Stunning Open Plan Kitchen/Dining Space
- 10 Minutes from Beaches
- Well Placed for Buses & Shop
- Remodeled & Extended Modern Home
- Sunny 17'2 Lounge
- Utility Room & Cloakroom W.c
- Comfortable 3 Bedroom Accommodation
- Garage & Driveway
- End Plot with generous Gardens

1 The Glade, Nettlestone, Seaview, Isle Of Wight, PO34 5JA

£450,000

Sit within the very heart of Nettlestone Village, this modern detached home is well placed to enjoy the conveniences and lifestyle this affords. This hugely popular coastal village has miles of wonderful beaches to one side and acre upon acre of beautiful countryside to the other. Local beaches to head for will be Seagrove Bay, Priory Bay and The Duver. The neighbouring villages of Seaview and St Helens are renowned for their sailing clubs and facilities and these are literally just a few minutes away. During the current ownership this property has undergone a contemporary transformation embracing the modern trend for spacious open plan living/dining/kitchen spaces with seamless connectivity to the garden. The house not only provides this hugely social space but also an equally important separate lounge as a peaceful haven. The highly social or family orientated interior is combined with pleasant gardens offering sunbathing, alfresco dining and hot tub areas plus a garden chalet complete with bar. Upstairs and there are three good size bedrooms and a family bathroom for all to use. Clearly the appeal will be for a quiet village lifestyle yet you will have the bustling town of Ryde 5 minutes away by car or you can simply follow the coastal path on foot to the same destination. Ryde not only offers an extensive range of retail and services but also regular passenger connections to the mainland and a main transport hub to connect to the rest of the Island.



Accommodation

Entrance Hallway

15'11 x 8'1" (4.85m x 2.46m)

Built-in Storage

Cloakroom W.c

Lounge

17'2" x 10'11" (5.23 x 3.33)

Open Plan Kitchen/Dining

17'0 x 16'8 (5.18m x 5.08m)

Utility Room

8'6 x 5'8 (2.59m x 1.73m)

Landing

Bedroom 1

15'1" x 11'0" (4.60 x 3.35)

Bedroom 2

11'0 x 10'3 (3.35m x 3.12m)

Bedroom 3

11'9 x 9'2 (3.58m x 2.79m)

Bathroom

7'1 x 5'5 (2.16m x 1.65m)

Garage

18'2" x 8'1" (5.54 x 2.46)

An attached garage with an up and over door.
Window to rear. Pedestrian access to the rear.

Driveway

With space for an additional vehicle. Plenty of scope to increase the amount of spaces within the generous frontage.

Garden Chalet

15'2 x 11'2 (4.62m x 3.40m)

This has been converted into a bar and games overlooking the garden. There is a bar to one corner. Double doors to patio. Double glazed picture window framing the garden vista. Power and lighting.



Gardens

The sizeable frontage is laid to lawn and edged by established trees. The lawn sweeps around the side to meet the rear garden. This has been well designed to combine a main central lawn, a raised sun deck and a paved patio area. The deck continues on to meet the hot tub arear (hot tub for sale separately). A pergola sits atop the raised deck also. Various ornamental trees sit along the fenced boundaries offering screening from the neighbouring gardens. Garden tap.

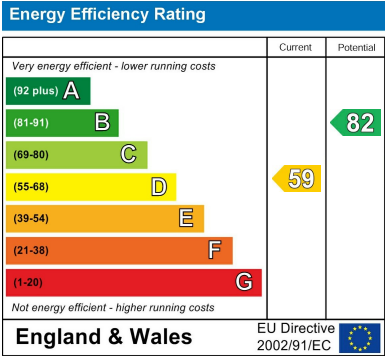
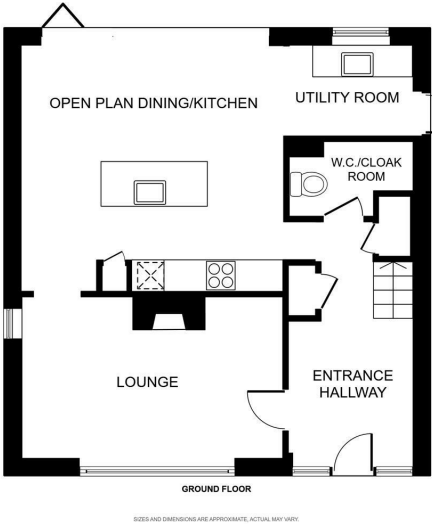
Council Tax
BAND E

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note:

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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